

# Comparable Market Analysis

5401 Montoya, El Paso, Tx, 79932

Prepared for Benjamin Giron—Saturday, February 20, 2021

**Veronica Flaherty**  
**Dependable Real Estate Group**

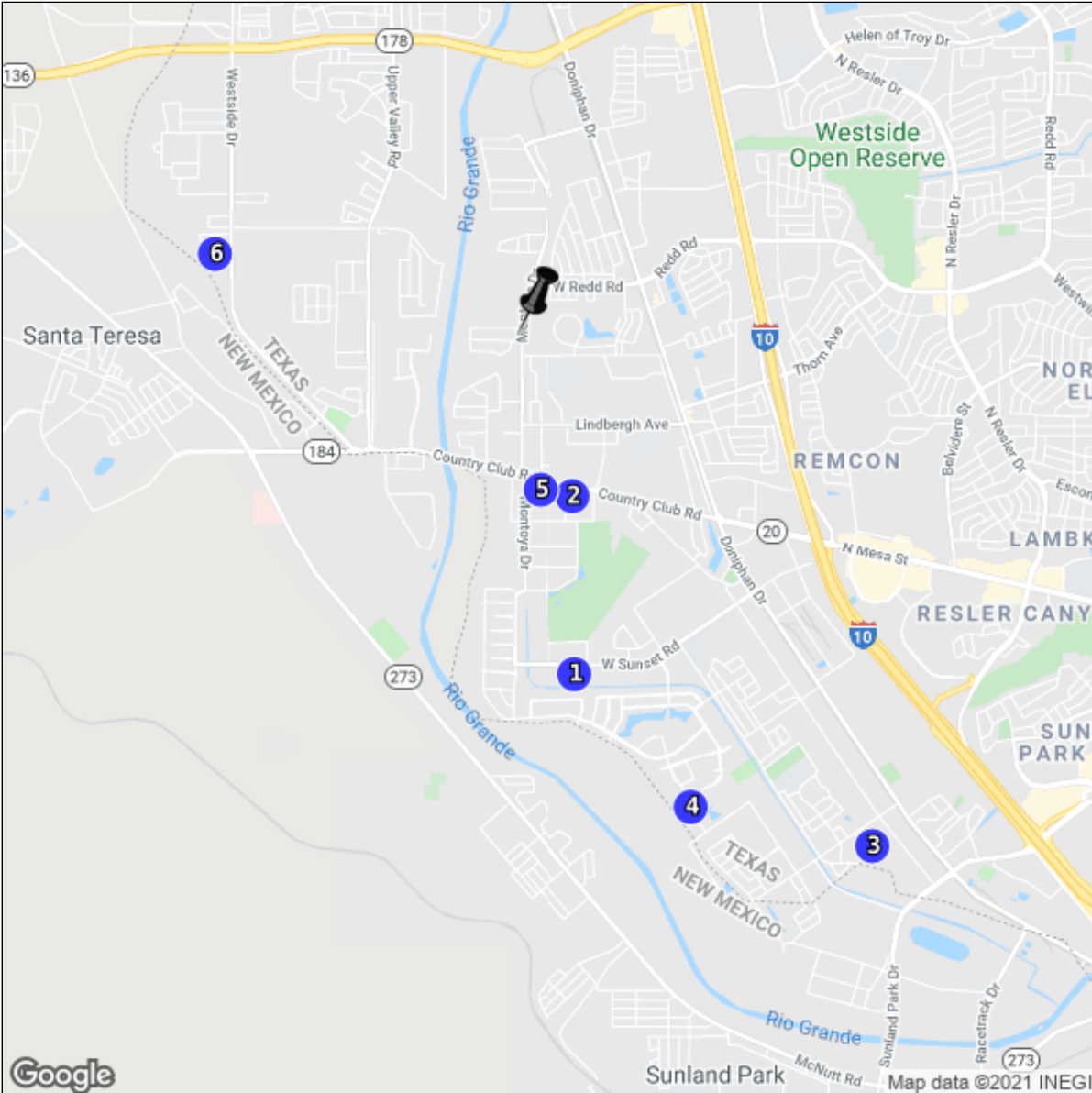
6121 Pinehurst  
El Paso, TX 79912  
915-204-2009

[veronica@dependablereg.com](mailto:veronica@dependablereg.com)


<http://www.dependablereg.com>

*This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.*

# Map of Subject And Comparable Properties





● Active
 ● Sold
 ● Pending
 ● Withdrawn
 ● Cancelled
 ● Expired

	Address	MLS #	Status	Distance from Subject
 Subject	5401 Montoya , El Paso Tx 79932			
1	808 W Sunset Road , El Paso TX 79922	736663	Closed	1.91m
2	5040 Meadowlark Drive , El Paso TX 79922	756805	Closed	0.94m
3	4031 Roadside Court , El Paso TX 79922	758660	Closed	3.46m
4	725 GARY Lane , El Paso TX 79922	807112	Closed	2.79m
5	5021 VISTA DEL MONTE Street , El Paso TX 79922	825249	Closed	0.87m
6	5611 WESTSIDE Drive , El Paso TX 79932	832272	Closed	1.74m

Subject

Address	5401 Montoya , El Paso, Tx 79932
# Bedrooms	7
Total Baths	4
Apx Sqft - Main	5800
Lot Size	.5
Year Built	
Pool on Property	no
Lot Description: View Lot	standard
Garage: Double Attached	double attached carport

# Comparable Properties

Subject		736663		756805		758660	
							
5401 Montoya El Paso Tx 79932		808 W Sunset Road El Paso TX		5040 Meadowlark Drive El Paso TX		4031 Roadside Court El Paso TX	
Distance From Subject		1.91		0.94		3.46	
List Price		\$689,000		\$980,000		\$580,000	
Original List Price		\$750,000		\$1,150,000		\$589,000	
Sold Price		\$600,000		\$905,000		\$530,000	
Status		Closed		Closed		Closed	
Status Date		09/05/2019		07/01/2019		09/13/2019	
Days on Market		613		175		256	
Cumulative Days on Market		613		175		527	
Adjustment			+/-		+/-		+/-
# Bedrooms	7	5	+8000	5	+8000	6	+4000
Total Baths	4	5		6		7	
Apx Sqft - Main	5,800	4,794		5,583		5,100	
Lot Size	0.5	87,120		43,485		86,990	
Year Built		1978		1989		1985	
Pool on Property	no	No		Yes		Yes	
Lot Description: View Lot	standard						
Garage: Double Attached	double attached carport						
Adjusted Price	\$661,667	\$608,000		\$913,000		\$534,000	

Subject

807112

825249

832272



5021 VISTA DEL MONTE

5401 Montoya  
El Paso Tx 79932

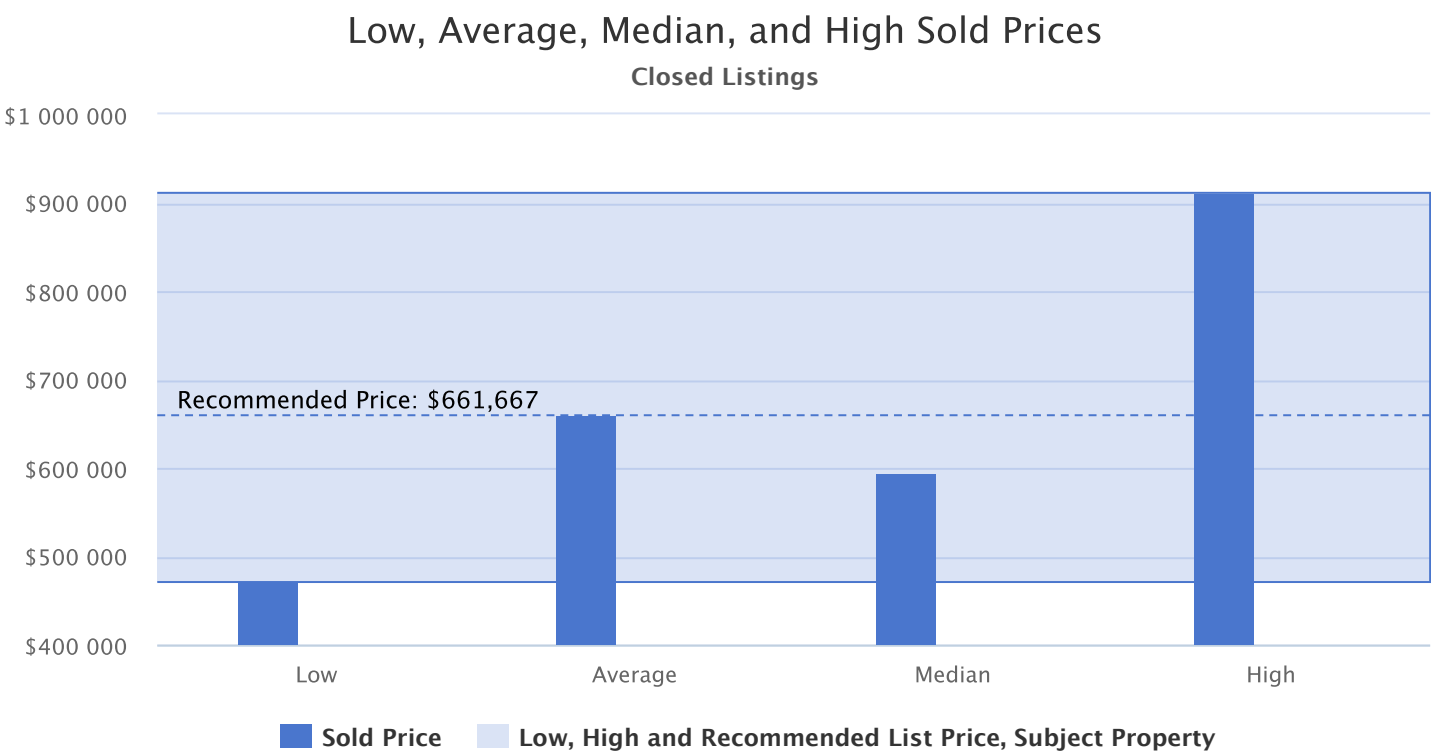
725 GARY Lane  
El Paso TX

Street  
El Paso TX

5611 WESTSIDE Drive  
El Paso TX

Distance From Subject		2.79	0.87	1.74
List Price		\$950,000	\$450,000	\$569,500
Original List Price		\$950,000	\$450,000	\$569,500
Sold Price		\$850,000	\$465,000	\$576,000
Status		Closed	Closed	Closed
Status Date		08/14/2019	09/24/2020	10/21/2020
Days on Market		59		29
Cumulative Days on Market		59		29
<b>Adjustment</b>			<b>+/-</b>	<b>+/-</b>
# Bedrooms	7	5	+8000	+8000
Total Baths	4	5		
Apx Sqft - Main	5,800	5,775	4,645	4,814
Lot Size	0.5	58,457.5	50,000	86,902
Year Built		2007	1971	1987
Pool on Property	no	No	Yes	Yes
Lot Description: View Lot	standard	Yes		
Garage: Double Attached	double attached carport		Yes	
<b>Adjusted Price</b>	<b>\$661,667</b>	<b>\$858,000</b>	<b>\$473,000</b>	<b>\$584,000</b>

# Price Analysis



## Summary of Closed Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
736663	808 W Sunset Road, El Paso TX	\$689,000	613	613	08/23/2019	\$600,000	\$8,000	\$608,000
756805	5040 Meadowlark Drive, El Paso TX	\$980,000	175	175	07/01/2019	\$905,000	\$8,000	\$913,000
758660	4031 Roadside Court, El Paso TX	\$580,000	256	527	08/19/2019	\$530,000	\$4,000	\$534,000
807112	725 GARY Lane, El Paso TX	\$950,000	59	59	08/14/2019	\$850,000	\$8,000	\$858,000
825249	5021 VISTA DEL MONTE Street, El Paso TX	\$450,000			09/04/2020	\$465,000	\$8,000	\$473,000
832272	5611 WESTSIDE Drive, El Paso TX	\$569,500	29	29	10/20/2020	\$576,000	\$8,000	\$584,000

## Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$473,000	\$473,000
Average	\$661,667	\$661,667
Median	\$596,000	\$596,000
High	\$913,000	\$913,000

## Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. Apx Sqft - Main	Avg. List \$/Apx Sqft - Main	Avg. Sold \$/Apx Sqft - Main	Avg. DOM	Avg. CDOM
Closed	6	4,218,500	703,083	3,926,000	654,333	0.94	5,118	135.44	126.35	189	234
Overall	6	4,218,500	703,083	3,926,000	654,333	0.94	5,118	135.44	126.35	189	234

### SELECTION CRITERIA FOR COMPARABLE PROPERTIES

**Specified listings from the following search:** Property type Residential; Status of 'Active', 'Closed'; Property Class of 'Detached'; New Home or Resale of 'Resale'; # Bedrooms between 5 and 8; Apx Sqft - Main between 4600 and 6200; Apx Acres between .75 and 2.0; Middle School of 'Lincoln'; Sold Date between '06/20/2019' and '02/20/2031'.

Listing Price Recommendation

Low	\$473,000
High	\$913,000
Recommended	\$661,667



Residential 736663 Closed  
Sandy Messer And Associates 420

808 W Sunset Road, El Paso, TX 79922

LP: \$689,000



**County:** El Paso  
**Subdivision:** Country Club Place  
**ApX Yearly Taxes:** 4,794  
**Tax Year:** 2017  
**School District:** El Paso  
**Elementary School:** White  
**Middle School:** Lincoln  
**High School:** Coronado  
**Parcel ID:** C87599900104200  
**New Home or Resale:** Resale

**Property Class:** Detached  
**Listing Type:** Exclusive Right To Sell  
**Zoning:** R2  
**Defects:** Owner Not Aware  
**Water District:** El Paso Water

<b>Property Sub-Type:</b>	Single Family Residence	<b>Maid's Room:</b>	No	<b>Fireplace:</b>	No	<b>Year Built:</b>	1978
<b># Bedrooms:</b>	5	<b>ApX Sqft - Main:</b>	4,794	<b># Fireplaces:</b>	0	<b>Pool on Property:</b>	No
<b>Total Baths:</b>	5	<b>List Price Sqft:</b>	143.72			<b>Measured By:</b>	Appraiser
<b>Full Baths:</b>	4	<b>ApX Acres:</b>	2				CAD
<b>3/4 Baths:</b>	0	<b>Lot Size:</b>	87,120			<b>Laundry Room Location:</b>	Room
<b>Half Baths:</b>	1						

**House Faces:** North

**Legal:** COUNTRY CLUB PLACE SOUTHSIDE TR 39 (HOMESITE) (1 ACRE)

**Interior Features:** 2+ Living Areas; Breakfast Area; Den; Dining Room; In-Law Quarters; Master Down; Utility Room; See Remarks

**Exterior Features:** Back Yard Access; See Remarks

**Appliances:** See Remarks

**Windows/Treatments:** See Remarks

**Style:** 2 Story

**Roof:** Shingle

**Heating:** See Remarks

**Cooling:** See Remarks

**Garage:** Double Carport; Carpad; See Remarks

**Construction:** Brick

**Water:** City; Well

**Sewer:** Septic Tank

**Flooring:** Other

**Lot Description:** Horses Allowed; See Remarks

**Finance Considered:** Cash; Conventional

**Exemptions:** 65 or Over

**Landscape:** See Remarks

**Special Listing:** Fixer Upper; Verify Flood

**Conditions:** Insurance; None

**HOA?:** No

**Public Remarks:** This house sits on 2 acres of gated, walled land in a prime Upper Valley location. There is city water and electric but no sewer. Sewer is at street. Two septic tanks are on property. There are no warranties on this property. It is a house and in law suite attached. Car pads for parking and circular drive. This is prime land for residential development. Close to El Paso Country Club. survey available.

**Listing provided courtesy of:**

**Veronica Flaherty**

**Dependable Real Estate Group**

6121 Pinehurst

El Paso, TX 79912

915-204-2009

[veronica@dependablereg.com](mailto:veronica@dependablereg.com)

<http://www.dependablereg.com>

Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Veronica Flaherty on Saturday, February 20, 2021 4:00 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

**Adjustments for Comparable #736663 (Map Number 1)**

Description	Value	\$600,000
# Bedrooms	+8000	\$608,000



<b>County:</b>	El Paso	<b>Property Class:</b>	Detached
<b>Subdivision:</b>	Monte Vista	<b>Listing Type:</b>	Exclusive Right To Sell
<b>Apx Yearly Taxes:</b>	23,176	<b>Zoning:</b>	R1
<b>Tax Year:</b>	2018	<b>Defects:</b>	Owner Not Aware
<b>School District:</b>	El Paso	<b>Water District:</b>	None
<b>Elementary School:</b>	White		
<b>Middle School:</b>	Lincoln		
<b>High School:</b>	Coronado		
<b>Parcel ID:</b>	M71399900007500		
<b>New Home or Resale:</b>	Resale		

<b>Property Sub-Type:</b>	Single Family Residence	<b>Maid's Room:</b>	Yes	<b>Is Property Also For Lease?:</b>	No	<b>Year Built:</b>	1989
<b># Bedrooms:</b>	5	<b>Apx Sqft - Main:</b>	5,583	<b>Fireplace:</b>	Yes	<b>Pool on Property:</b>	Yes
<b>Total Baths:</b>	6	<b>Apx Sqft - 2nd Bldg:</b>	899	<b># Fireplaces:</b>	1	<b>Measured By:</b>	Appraiser
<b>Full Baths:</b>	3	<b>List Price Sqft:</b>	175.53			<b>Laundry Room Location:</b>	Room
<b>3/4 Baths:</b>	2	<b>Apx Acres:</b>	1				
<b>Half Baths:</b>	1	<b>Lot Size:</b>	43,485				

Room Name	Level	Length	Width	Remarks	Room Features
Bedroom					With Bath, Walk-in Closets
Bedroom					With Bath, Walk-in Closets
Bedroom					With Bath, Walk-in Closets
Bedroom					Walk-in Closets
In-Law Apt					Ceiling Fan, Walk-in Closets, With Bath
MBR Suite					With Bath, Walk-in Closets
<b>Legal:</b> MONTE VISTA #2 SLY PT OF TR 12 (102.38 FT ON ST - IRREG ON N - 116.82 FT ON E - 400 FT ON S) (0.9983 AC)					
<b>Interior Features:</b> 2+ Living Areas; Alarm System; Breakfast Area; Built-Ins; Cable TV; Ceiling Fan(s); Dining Room; Foyer; Hot Tub (Indoor); Live-In Room; Master Up; MB Double Sink; Media Room; Pantry; Study Office					
<b>Exterior Features:</b> Back Yard Access; Deck; Wall Privacy; Walled Backyard					
<b>Appliances:</b> Built-In Electric Oven; Dishwasher; Disposal; Fan Hood; Gas Cooktop; Microwave; Refrigerator; Water Heater Gas					
<b>Windows/Treatments:</b> Drapes; Shutters					
<b>Style:</b>	2 Story; Custom; See Remarks			<b>Construction:</b>	Brick Veneer
<b>Roof:</b>	Composition; Pitched			<b>Water:</b>	City; See Remarks
<b>Heating:</b>	2+ Units; Central; Forced Air			<b>Sewer:</b>	See Remarks
<b>Cooling:</b>	2+ Units; Evaporative Cooling; Refrigerated			<b>Flooring:</b>	Carpet; Hardwood; Terrazzo
<b>Pool:</b>	Gunite; Heated; In Ground			<b>Lot Description:</b>	Irrigation; Standard Lot; Subdivided
<b>Garage:</b>	Double Detached; Oversized; RV Parking			<b>Finance Considered:</b>	Cash; Conventional; FHA
				<b>Exemptions:</b>	Homestead

**Public Remarks:** This stunning estate home features 5 Bedrooms plus maid's quarters and a separate guest house to create a complete picture for a large family. Located on nearly one acre of lush landscaping and one block from El Paso Country Club, this exquisite custom home is move-in ready. A warm atmosphere with sophisticated indoor and outdoor living/and entertainment areas are a rare find. The chef's kitchen is centrally located to a formal dining area, live-in room and sun room. A grand foyer with stunning stairway and spacious office is accented by rich hardwood flooring. The theater/media room is complete with all the bells and whistles. Each bedroom has a bath and 2 guest baths. The backyard is a haven for family gatherings, entertainment and relaxation. Enjoy the sparkling pool and beautiful surroundings. The large multi-purpose guest house has a full kitchen/bath and is ideal for mother-in law, man cave or teenager's area. This is the home where everyone will want to gather! NEW ROOF DEC 2018

**Listing provided courtesy of:**

**Veronica Flaherty**

**Dependable Real Estate Group**

6121 Pinehurst

El Paso, TX 79912

915-204-2009

[veronica@dependablereg.com](mailto:veronica@dependablereg.com)

<http://www.dependablereg.com>

Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Veronica Flaherty on Saturday, February 20, 2021 4:00 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

**Adjustments for Comparable #756805 (Map Number 2)**

Description	Value	\$905,000
# Bedrooms	+8000	\$913,000



<b>County:</b>	El Paso	<b>Property Class:</b>	Detached
<b>Subdivision:</b>	Los Paseos	<b>Listing Type:</b>	Exclusive Right To Sell
<b>Apx Yearly Taxes:</b>	15,144	<b>Zoning:</b>	R2
<b>Tax Year:</b>	2016	<b>Defects:</b>	Owner Not Aware
<b>School District:</b>	El Paso	<b>Water District:</b>	El Paso Water
<b>Elementary School:</b>	White		
<b>Middle School:</b>	Lincoln		
<b>High School:</b>	Coronado		
<b>Parcel ID:</b>	403083		
<b>New Home or Resale:</b>	Resale		

<b>Property Sub-Type:</b>	N/A	<b>Maid's Room:</b>	Yes	<b>Fireplace:</b>	Yes	<b>Year Built:</b>	1985
<b># Bedrooms:</b>	6	<b>Apx Sqft - Main:</b>	5,100	<b># Fireplaces:</b>	2	<b>Pool on Property:</b>	Yes
<b>Total Baths:</b>	7	<b>Apx Sqft - 2nd Bldg:</b>	500			<b>Measured By:</b>	Appraiser
<b>Full Baths:</b>	3	<b>List Price Sqft:</b>	113.73			<b>Laundry Room Location:</b>	Room
<b>3/4 Baths:</b>	3	<b>Apx Acres:</b>	2				
<b>Half Baths:</b>	1	<b>Lot Size:</b>	86,990				

**Legal:** Lot 6, Blk 4, Los Paseos Replat, El Paso Texas

**Interior Features:** 2+ Living Areas; Breakfast Area; Built-Ins; Cedar Closet(s); Den; Dining Room; Formal DR LR; Hot Tub (Indoor); LR DR Combo; Master Down; MB Jetted Tub; Skylight(s); Study Office; Utility Room; Wet Bar

**Exterior Features:** Awning(s); Fireplace Outside; Gas Grill; Gazebo; Hot Tub; See Remarks

**Appliances:** Built-In Gas Oven; Dishwasher; Disposal; Dryer Hookup; Exhaust Fan - Recirculating; Gas Cooktop; Indoor Grill; Washer Hookup

**Windows/Treatments:**Blinds; Double Pane Windows; Storm Window(s)

<b>Style:</b>	1 Story	<b>Construction:</b>	Brick	<b>Landscape:</b>	Front & Back; Full Sprinkler;
<b>Roof:</b>	Pitched; Shingle	<b>Water:</b>	City		Garden/Fruit Trees
<b>Heating:</b>	2+ Units; Central; Forced Air	<b>Sewer:</b>	City	<b>Special Listing</b>	Owner Agent; Verify Flood
<b>Cooling:</b>	2+ Units; Refrigerated	<b>Flooring:</b>	Hardwood; Terrazzo; See	<b>Conditions:</b>	Insurance
<b>Pool:</b>	Heated; In Ground; Yes		Remarks	<b>HOA?:</b>	No
<b>Garage:</b>	Triple Attached; RV Parking; Workshop Area	<b>Lot Description:</b>	Cul-De-Sac; Horses Allowed; Irrigation	<b>HOA Amenities:</b>	None
		<b>Finance</b>	Conventional; TX Veteran; VA		
		<b>Considered:</b>	Loan		
		<b>Exemptions:</b>	Homestead		


**Public Remarks:** Gated entry to almost 2 acres of prime land in the upper Valley. Great location next to million \$ homes. Plenty of parking space including RV, Triple car garage and other parking spaces. Independent Office with own private entry. Stand-alone building currently used as workshop (heated&cooled). Huge warehouse also heated and cooled. One story home featuring Heated Pool. Hardwood floors. Indoor spa room. Spacious kitchen w/ all S.S. appliances. Granite counter tops throughout kitchen. Refrigerated AC. 2 fire places. Wet bar. Outdoor kitchen. 2 dining areas. 2 Living areas. Irrigation rights and much more... Note: Main house is +/- 3,600sqft and rear office is +/- 1,500 sqft with refrigerated cooling and heating.

**Listing provided courtesy of:**

**Veronica Flaherty**  
 Dependable Real Estate Group  
 6121 Pinehurst  
 El Paso, TX 79912  
 915-204-2009  
[veronica@dependablereg.com](mailto:veronica@dependablereg.com)  
<http://www.dependablereg.com>

Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Veronica Flaherty on Saturday, February 20, 2021 4:00 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Adjustments for Comparable #758660 (Map Number 3)			
Description	Value	\$530,000	
# Bedrooms	+4000	\$534,000	

	<b>County:</b>	El Paso	<b>Property Class:</b>	Detached
	<b>Subdivision:</b>	El Retiro	<b>Listing Type:</b>	Exclusive Right To Sell
	<b>Apx Yearly Taxes:</b>	21,066	<b>Zoning:</b>	R2A
	<b>Tax Year:</b>	2018	<b>Defects:</b>	Owner Not Aware
	<b>School District:</b>	El Paso	<b>Builder Name:</b>	Duncan
	<b>Elementary School:</b>	White	<b>Water District:</b>	El Paso Water
	<b>Middle School:</b>	Lincoln		
	<b>High School:</b>	Coronado		
	<b>Parcel ID:</b>	E382-999-0020-0200		
	<b>New Home or Resale:</b>	Resale		

<b>Property Sub-Type:</b>	N/A	<b>Maid's Room:</b>	Yes	<b>Fireplace:</b>	Yes	<b>Year Built:</b>	2007
<b># Bedrooms:</b>	5	<b>Apx Sqft - Main:</b>	5,775	<b># Fireplaces:</b>	2	<b>Pool on Property:</b>	No
<b>Total Baths:</b>	5	<b>List Price Sqft:</b>	164.5			<b>Measured By:</b>	Appraiser
<b>Full Baths:</b>	2	<b>Apx Acres:</b>	1.34				CAD
<b>3/4 Baths:</b>	3	<b>Lot Size:</b>	58,457.5			<b>Laundry Room</b>	Room
<b>Half Baths:</b>	0					<b>Location:</b>	

Room Name	Level	Length	Width	Remarks	Room Features		
Bonus Room	Upper	18	12	GREAT BONUS ROOM FOR A GAME ROOM OR OFFICE			
<b>Legal:</b> 2 EL RETIRO SUBDIVISION LOT 2 (58457.52 SQ FT)							
<b>Interior Features:</b> 2+ Living Areas; Breakfast Area; Ceiling Fan(s); Den; Kitchen Island; LR DR Combo; MB Shower/Tub; Pantry; Study Office; Utility Room; Walk-in Closet(s); Wet Bar							
<b>Exterior Features:</b> Back Yard Access; RV Hookup; See Remarks							
<b>Appliances:</b> Dishwasher; Disposal; Double Oven; Dryer Hookup; Free-Standing Gas Oven; Range Hood; Refrigerator; Washer Hookup							
<b>Windows/Treatments:</b> Double Pane Windows; See Remarks							
<b>Style:</b>	1 Story; Custom	<b>Construction:</b>	Brick; Stucco	<b>Landscape:</b>	Auto Sprinklers; Front & Back; Lawn Grass		
<b>Roof:</b>	Flat; Tile	<b>Water:</b>	City	<b>Special Listing</b>	None		
<b>Heating:</b>	Central; Forced Air; Natural Gas	<b>Sewer:</b>	City	<b>Conditions:</b>			
<b>Cooling:</b>	2+ Units; Central Air; Refrigerated	<b>Flooring:</b>	Hardwood; No Carpet; Wood	<b>HOA?:</b>	No		
<b>Pool:</b>	None	<b>Lot</b>	Corner Lot; Cul-De-Sac; View Lot				
<b>Garage:</b>	Triple Attached; Oversized; Storage	<b>Description:</b>					
		<b>Finance</b>	Cash; Conventional; FHA; TX				
		<b>Considered:</b>	Veteran; VA Loan				
		<b>Exemptions:</b>	Homestead				

**Public Remarks:** ABSOLUTELY STUNNING MAJESTIC CUSTOM HOME LOCATED IN THE HEART OF UPPER VALLEY! WALK THRU THE RUSTIC DOUBLE WOOD DOORS INTO A WONDERFUL COURTYARD SURROUNDED WITH LIME STONE COLUMNS AND A STONE FIREPLACE ENTERING INTO AN IMPRESSIVE OPEN LIVING AREA WITH VAULTED CEILINGS, LARGE BEAMS, RECESSED LIGHTING AND LUXURIOUS FIREPLACE. A BEAUTIFUL GOURMET KITCHEN WITH QUARTZ COUNTER TOPS, AN ISLAND, A DOUBLE OVEN, WOLF BRAND STOVE AND A SUBZERO REFRIGERATOR, A BREAKFAST AREA AND OR OFFICE. A WONDERFUL WET BAR GREAT FOR ENTERTAINING WITH WINE AND BEVERAGE REFRIGERATORS. ALONG WITH 2 LIVING AREAS, THIS HOME ALSO FEATURES 5 SPACIOUS BEDROOMS ALL WITH WALK IN CLOSETS, ONE OF THE BEDROOMS MAY BE A IN LAWS QUARTERS, 5 BATHS, MASTER BATH WITH A STEAM SYSTEM, MAID QUARTERS, ELEGANT HARDWOOD FLOORS, PELLA WINDOWS, TRIPLE OVER SIZE GARAGE, WITH LOTS OF STORAGE AND A GREAT BONUS ROOM IN UPPER LEVEL. ENJOY A COVERED PATIO OVERLOOKING WONDERFUL SIZE BACK YARD LARGE ENOUGH FOR A POOL AND MORE! MAKE IT YOUR DREAM HOME TODAY!

**Listing provided courtesy of:**

**Veronica Flaherty**  
 Dependable Real Estate Group  
 6121 Pinehurst  
 El Paso, TX 79912  
 915-204-2009  
[veronica@dependablereg.com](mailto:veronica@dependablereg.com)  
<http://www.dependablereg.com>

Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Veronica Flaherty on Saturday, February 20, 2021 4:00 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Adjustments for Comparable #807112 (Map Number 4)			
Description	Value	\$850,000	
# Bedrooms	+8000	\$858,000	

Steve Shapiro, REALTOR 2136



**County:** El Paso  
**Subdivision:** Vista Linda  
**Apx Yearly Taxes:** 9,369  
**Tax Year:** 2019  
**School District:** El Paso  
**Elementary School:** Bond  
**Middle School:** Lincoln  
**High School:** Coronado  
**Parcel ID:** V90299900103100  
**New Home or Resale:** Resale

**Property Class:** Detached  
**Listing Type:** Exclusive Right To Sell  
**Zoning:** R1  
**Defects:** Owner Not Aware  
**Water District:** El Paso Water

<b>Property Sub-Type:</b> N/A	<b>Maid's Room:</b> Yes	<b>Fireplace:</b> No	<b>Year Built:</b> 1971
<b># Bedrooms:</b> 5	<b>Apx Sqft - Main:</b> 4,645	<b># Fireplaces:</b> 0	<b>Pool on Property:</b> Yes
<b>Total Baths:</b> 4	<b>List Price Sqft:</b> 96.88		<b>Measured By:</b> Appraiser
<b>Full Baths:</b> 3	<b>Apx Acres:</b> 1.1		<b>Laundry Room</b> CAD
<b>3/4 Baths:</b> 1	<b>Lot Size:</b> 50,000		<b>Location:</b> Room
<b>Half Baths:</b> 0			

**Legal:** VISTA LINDA TR 5 (1.146 AC)

**Interior Features:** 2+ Living Areas; Breakfast Area; Den; Dining Room; Live-In Room; Wet Bar

**Exterior Features:** Back Yard Access

**Appliances:** Built-In Electric Oven; Electric Cooktop; Refrigerator

**Windows/Treatments:** Drapes

**Style:** 1 Story; Custom

**Roof:** Pitched; Shingle

**Heating:** Central; Natural Gas

**Cooling:** Central Air; Refrigerated

**Pool:** Above Ground; Salt Water

**Garage:** Double Attached

**Construction:** Brick

**Water:** City; Irrigation Well

**Sewer:** City

**Flooring:** Carpet; Marble

**Lot Description:** Horses Allowed; Irrigation

**Finance Considered:** Cash; Conventional

**Exemptions:** 65 or Over

**Landscape:** Front & Back

**Special Listing Conditions:** Fixer Upper

**HOA?:** No

**Public Remarks:** EXCELLENT UPPER VALLEY HOME LOCATED WITHIN WALKING DISTANCE OF THE EL PASO COUNTRY CLUB. 5 BEDROOMS 4 BATHROOMS PLUS OFFICE. LARGE OPEN KITCHEN AND FORMAL DINING ROOM. OVER 1 ACRE OF LAND. SWIMMING POOL, CABANA, AND STABLES. PROPERTY IS BEING SOLD AS IS.

**Listing provided courtesy of:**

**Veronica Flaherty**

**Dependable Real Estate Group**

6121 Pinehurst

El Paso, TX 79912

915-204-2009

[veronica@dependablereg.com](mailto:veronica@dependablereg.com)


<http://www.dependablereg.com>

Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Veronica Flaherty on Saturday, February 20, 2021 4:00 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

**Adjustments for Comparable #825249 (Map Number 5)**

Description	Value	\$465,000
# Bedrooms	+8000	\$473,000



	<b>County:</b>	El Paso	<b>Property Class:</b>	Detached
	<b>Subdivision:</b>	Upper Valley	<b>Listing Type:</b>	Exclusive Right To Sell
	<b>Apx Yearly Taxes:</b>	12,664	<b>Zoning:</b>	R1
	<b>Tax Year:</b>	2020	<b>Defects:</b>	Owner Not Aware
	<b>School District:</b>	El Paso	<b>Water District:</b>	El Paso Water
	<b>Elementary School:</b>	Bond		
	<b>Middle School:</b>	Lincoln		
	<b>High School:</b>	Franklin		
	<b>Parcel ID:</b>	U819999008D1705		
	<b>New Home or Resale:</b>	Resale		

<b>Property Sub-Type:</b>	N/A	<b>Maid's Room:</b>	Yes	<b>Is Property Also For Lease?:</b>	No	<b>Year Built:</b>	1987
<b># Bedrooms:</b>	5	<b>Apx Sqft - Main:</b>	4,814	<b>Fireplace:</b>	Yes	<b>Pool on Property:</b>	Yes
<b>Total Baths:</b>	5	<b>List Price Sqft:</b>	118.3	<b># Fireplaces:</b>	2	<b>Measured By:</b>	Appraiser
<b>Full Baths:</b>	2	<b>Apx Acres:</b>	2				CAD
<b>3/4 Baths:</b>	2	<b>Lot Size:</b>	86,902			<b>Laundry Room</b>	Laundry
<b>Half Baths:</b>	1					<b>Location:</b>	room

**Legal:** 8 UPPER VALLEY TR 17-A-1 (1.995 AC)  
**Interior Features:** 2+ Living Areas; Atrium; Breakfast Area; Ceiling Fan(s); Den; Dining Room; Game Hobby Room; Kitchen Island; Live-In Room; Master Down; MB Double Sink; Pantry; Utility Room; Walk-in Closet(s)  
**Exterior Features:** Back Yard Access; Courtyard; Hot Tub; See Remarks  
**Appliances:** Dishwasher; Disposal; Dryer Hookup; Free-Standing Electric Oven; Washer Hookup; Water Heater Gas; See Remarks  
**Windows/Treatments:**Shutters  
**Style:** 2 Story; Santa Fe; Territorial  
**Roof:** Flat; Tile  
**Heating:** 2+ Units  
**Cooling:** 2+ Units; Refrigerated  
**Pool:** Yes  
**Garage:** 4 Car or More Attached; Opener(s)  
**Construction:** Stucco  
**Water:** City  
**Sewer:** City  
**Flooring:** Carpet; Terrazzo  
**Lot** Horses Allowed; Irrigation  
**Description:**  
**Finance** Cash; Conventional; FHA; Home  
**Considered:** Warranty  
**Exemptions:** 65 or Over; Homestead  
**Landscape:** Garden/Fruit Trees; Lawn  
 Grass; Part Sprinklers  
**Special Listing** None  
**Conditions:**  
**HOA?:** No

**Public Remarks:** Custom built hacienda style home on 1.995 acres with pecan and fruit trees, horses allowed, irrigation rights and a well. Welcoming entry with fountain, surrounded by doors leading to the back courtyard to take in the serenity of the grounds. 4 spacious bedrooms and maids room downstairs with a large bedroom/game room upstairs. Spacious master suite with sitting area, kiva fireplace and french doors leading to courtyard and pool/spa. Master bath includes 2 separate vanities, shower, tub and walk in closets. Multiple living areas with wood ceilings and terra cotta tile. Lovely kitchen with 2 ovens, large pantry, island and all open to breakfast area. 4 car garage, swimming pool and spa.

**Listing provided courtesy of:**

**Veronica Flaherty**  
**Dependable Real Estate Group**  
 6121 Pinehurst  
 El Paso, TX 79912  
 915-204-2009  
[veronica@dependablereg.com](mailto:veronica@dependablereg.com)  
<http://www.dependablereg.com>

Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Veronica Flaherty on Saturday, February 20, 2021 4:00 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Adjustments for Comparable #832272 (Map Number 6)		
Description	Value	\$576,000
# Bedrooms	+8000	\$584,000